

# PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

THE PITTSBURGH COMMUNITY IMPROVEMENT ASSOCIATION



## EXECUTIVE SUMMARY



*Issued: September, 2001*

Prepared by:  
Urban Collage Inc., in association with  
Huntley & Associates, Altamira Design and Common Sense, CHJP and Assoc.



# PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

EXECUTIVE SUMMARY: *September, 2001*

## Redevelopment Plan Overview:

Through the vision and leadership of the Pittsburgh neighborhood, the Pittsburgh Community Redevelopment Plan was generated. This process began in the fall of 2000 when the Pittsburgh Community Improvement Association (PCIA) hired a consultant team led by Urban Collage Inc. in association with Huntley and Associates, Altamira Design and Common Sense and CHJP to develop an urban redevelopment plan for the area. The team conducted a four-phase process, which included an existing conditions analysis, a community-wide workshop, the development of the redevelopment framework and a detailed implementation plan. PCIA helped convene an oversight committee consisting of neighborhood residents, business owners, City and County representatives and other major stakeholders groups. This Oversight Committee guided the consultants throughout the process and generated a forum for the neighborhood to state their desired vision for the future of the Pittsburgh Community.

The intent of the redevelopment plan is to develop a long-term community-wide vision and policy for the Pittsburgh Neighborhood. This plan, once enacted by the Atlanta City Council will serve as the blueprint for redevelopment in this community. The plan has generated 27 redevelopment projects, a proposed land use plan, civic and transportation improvements as well as a proposed rezoning plan. This effort will help protect existing neighborhood residents as well as bring investment back into this once thriving community.

## Plan Vision and Major Goals:

The development of a succinct vision for the community was the first step in the redevelopment plan process. Based on the foresight of the oversight committee and the guidance of the Planning Team, the group developed the following vision statement:

***“Pittsburgh will be a unique, historical, and diverse community that promotes homeownership, economic and community development, public safety, education, recreation, and community pride...a “city within a city”.***

This vision was the overall guiding principle for the plan. As part of the detailed development of the plan, the community generated a series of issue-specific goals for the following planning elements:

- |  |                                     |
|--|-------------------------------------|
| ▪ Traffic and Transportation           | ▪ Historic Resources                |
| ▪ Social and Human Services            | ▪ Community Services and Facilities |
| ▪ Public Safety                        | ▪ Land Use                          |
| ▪ Housing                              | ▪ Parks and Open Space              |
| ▪ Economic Development                 |                                     |
| ▪ Organizational Development/ Capacity |                                     |



*December 2, 2000 Community Workshop*

## REDEVELOPMENT GOALS:

### Traffic and Transportation:

Improve the public streets, right-of ways and access to public transportation to create a more pedestrian friendly community and allowing an easier flow of traffic

### Social and Human Services:

To provide a network of social services and cultural activities that are responsive to the needs of community residents

### Public Safety:

Make our community safe and livable through education, crime prevention, and improved services

### Housing:

Increase and facilitate Homeownership

### Economic Development:

To increase the number of viable commercial and retail businesses through new construction and renovation, provide community oriented services, to improve the commercial competitiveness of the area and provide new job opportunities for area residents, and Metro Atlanta residents in general

### Historic Resources:

Continue and expand a program of historic documentation in the Pittsburgh neighborhood.

### Community Services and Facilities:

Make Pittsburgh's public schools and other publicly provided facilities adequate and responsive to community needs

### Land Use:

Develop a comprehensive mixed land use plan to improve the physical and visual appearance of the Pittsburgh community, which will enhance the quality of life

### Parks and Open Space:

To create accessible open space throughout the Pittsburgh neighborhood

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## Existing Conditions Overview:

As part of the community redevelopment plan process a comprehensive inventory and assessment of the existing neighborhood conditions was compiled. This included Demographics, Socio Economic Conditions, Tax Delinquency, Land Use, Building Conditions, Building Occupancy, Zoning, Community Facilities, Historic Resources, Open Space, Infrastructure and Transportation. The following is a summary of the existing conditions data.

### Demographics:

Pittsburgh is a primarily African American neighborhood with over 25% of the population being over the age of 50. Pittsburgh lost 15.3% of its population during the 1990s contrasted sharply with the strong population growth in Fulton County and in the Atlanta ten-county region.

### Zoning:

For the most part, zoning in the area is in keeping with the types of existing uses. Most of the single-family neighborhoods are zoned R-5 which is appropriate in terms of residential uses allowed. However, many of these lots are "non-conforming" and do not meet the minimum lot sizes as mandated by zoning (7,500 square feet for R-5).

### Land Use:

Pittsburgh has a total land area of 1,716 parcels encompassing 337 acres of net land area. Of the total land area, 31 percent (105 acres) was shown to be single-family residential. Five percent (18 acres) was shown to be duplex homes and five percent (16 acres) was shown to be multi-family. Thus, single-family homes dominate the land area of the neighborhood. Nonetheless, 17 % percent of the neighborhood was found to be vacant land.

### Building Condition and Occupancy:

According to the windshield survey analysis 54 percent (654 properties) of the neighborhood properties are in good condition; 44 percent (793 properties) appear to be in need of some minor renovation and/ or require rehabilitation; only 2 percent (25 properties) of the neighborhood appears to be in a dilapidated condition and require demolition. The majority of the neighborhood structures, (approximately 90 percent), appear to be occupied. Of the major land uses of the neighborhood, commercial buildings seem to be the category with the most vacant buildings (10 out of 35 buildings).

### Transportation Issues:

The neighborhood was originally developed as a traditional grid street pattern neighborhood. Most of the original street grid remains in good condition. However there is a lack of clear pedestrian connections to major neighborhood destinations. In general, there is a lack of street lighting and landscaping as well as crosswalks and bus shelters.

## EXISTING CONDITIONS:

### Population:

	1990	1999
Total	3,817	3,234
% Change	-15.3	

### Race:

Year	Black & Other	White
1990	3,781	36
1999	3,206	28

### Zoning:

Category	Total
R-5	1,580
RG3	2
RG3-C	1
C-1	29
C2C	1
O-1	1
Light Industrial	20
Heavy Industrial	31

### Land Use:

Land Use	& Of total Acres
Commercial	2%
Mixed Use	1%
Institutional	12%
Industrial	22%
Open Space	3%
Residential	41%
Vacant	17%

### Building Condition:

Building Condition	% Of Total (# of units)
Good Condition	54% (47%)
Need Repair and or Rehabilitation	44% (49%)
Dilapidated	2% (4%)

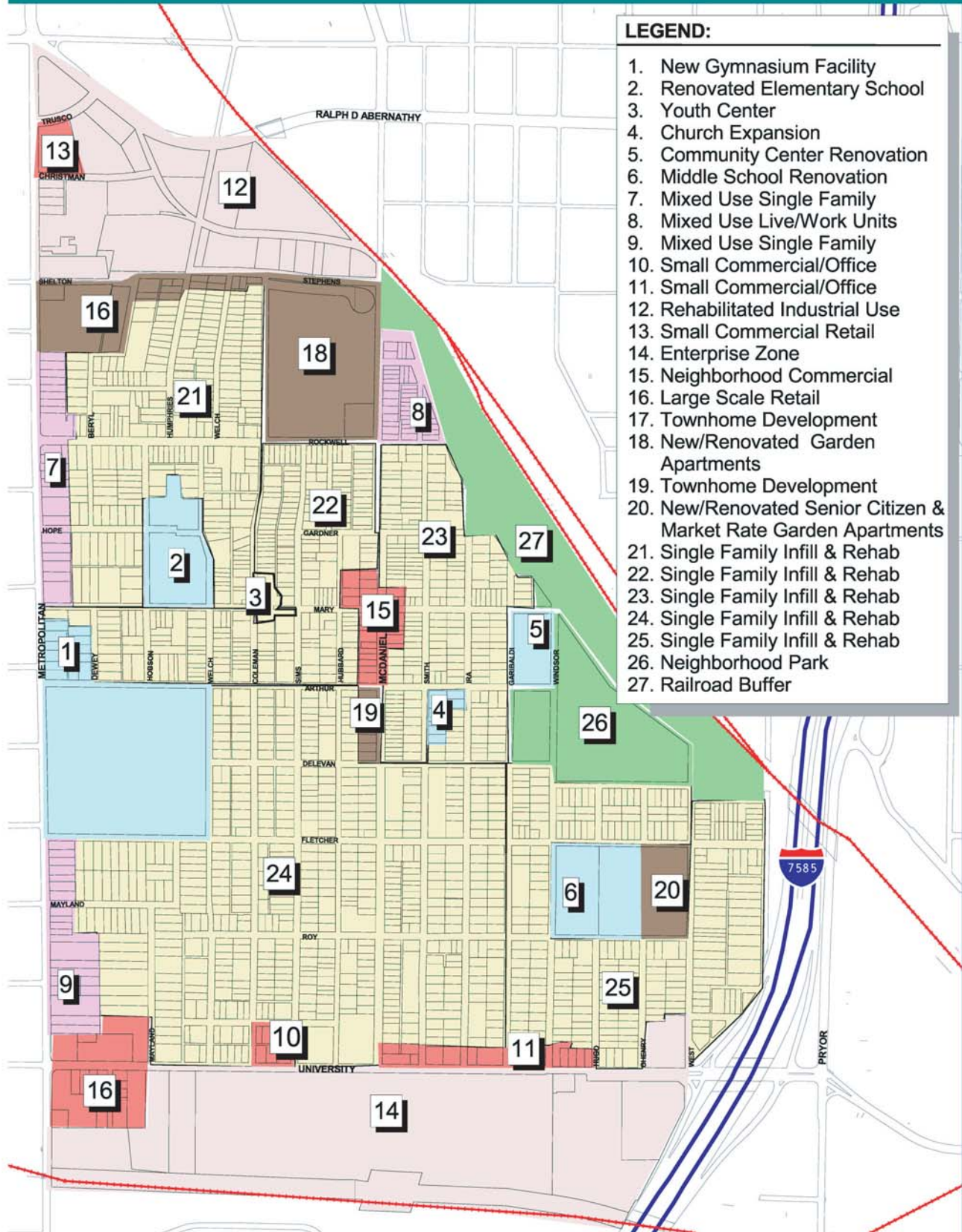
### Building Occupancy:

	Unoccupied	Occupied
Commercial	10	23
Mixed Use	0	1
Institutional	2	43
Industrial	0	34
Single Family	78	846
Duplex	18	114
Multifamily	0	21



# REDEVELOPMENT PROJECTS

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PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

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900 0 900 Feet

Printed: September, 2001



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## Redevelopment Projects:

To address the deficiencies documented in the existing conditions analysis of the neighborhood the plan generated a series of redevelopment projects. The purpose of these projects is to provide a long-range comprehensive land use plan to guide future development while maintaining the neighborhood's vision. These projects build on the neighborhood's existing strengths and crystallize on existing opportunities. The following is a summary of the 27 proposed redevelopment projects. *Please refer to the Redevelopment Project Map for the physical location of each individual project.*

### #1. **New Multi-Purpose Facility: 22,000 Sq Feet**

The Salvation Army is in the process of developing a new multipurpose facility at the corner of Metropolitan Avenue and Arthur Street.

### #2. **Renovated Elementary School: 75,000 Sq Feet**

The Atlanta Public Schools performed a complete renovation of Gideons Elementary School in 1999.

### #3. **Youth Services: 6,607Sq, Feet**

The abandoned Rice Memorial Church property is in the process of being renovated into a youth services facility.

### #4. **Church Expansion:**

The Ariel Bowen Church is looking at opportunities for church expansion within its existing block.

### #5. **Community Center Renovation:**

The City of Atlanta Parks and Recreation Department has committed to look at the maintenance issues within this building including the need to provide an access elevator, additional classrooms and upgrade the recreational fields.

### #6. **Middle School Renovation: 83,250 Total Sq Feet**

Through a partnership with the Atlanta Development Authority Parks MS will receive a new athletic field and an additional parking area. In the future, the school will need 10 additional classrooms, an additional 10,000 SF of space.

### #7. **Mixed Use Single Family Preservation/ Town Homes: 6 Units**

Rehabilitation of the northern area of Metropolitan Avenue by preserving the single-family character but allowing some small office use and or town home development.

### #8. **Mixed-Use Live Work Units: 22 Units**

The development of a live-work town home environment with commercial on the lower level and residential above. This project would yield 26,400 SF of commercial space.

### #9. **Mixed-Use Increased Residential Density: 10 Units**

Rehabilitation of the southern portion of Metropolitan Avenue to provide a transition from the proposed large-scale commercial use at the corner of Metropolitan and University Avenues. This project will yield five new structures and five rehabilitated facilities.

## REDEVELOPMENT PROJECTS:

<b>Institutional</b>	<b>5</b>
<b>Mixed- Use</b>	<b>5</b>
<b>Industrial</b>	<b>3</b>
<b>Commercial</b>	<b>2</b>
<b>Multi-Family</b>	<b>4</b>
<b>Single Family Areas</b>	<b>6</b>
<b>Parks and Open Space</b>	<b>2</b>
<b>TOTAL</b>	<b>27</b>

## PROJECTS CURRENTLY UNDER WAY:

- Salvation Army Multi Purpose Facility
- ADA Crogman Elementary Renovation
- Enterprise Zone UPS package hub
- University Avenue Road Widening
- Rice Memorial Renovation

## REDEVELOPMENT ACTIONS:

<b>Residential</b>	<b>Total Units</b>
Demolition	(-77)
New Single Family	402
Single Family Rehabilitation	349
New Multi Family	186
<b>Total Units</b>	<b>1,014</b>

<b>Commercial</b>	<b>Totals in Sq Feet</b>
Demolition	(-251,170)
New Commercial	380,835
Renovated Commercial	372,553
<b>Total Commercial</b>	<b>753,388</b>

<b>Institutional</b>	<b>Totals in Sq Feet</b>
Demolition	(-16,000)
New Institutional	30,250
Renovated Institutional	172,000
<b>Total Institutional</b>	<b>202,250</b>



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### **#10-11 Mixed Use Commercial Retail: 25,100 SQ Feet**

Building on the Enterprise zone redevelopment of University Avenue the plan proposes the development of support commercial retail on the northern portion of University Avenue.

### **# 12-13. Rehabilitated Industrial Zone: 336,000 Sq Feet**

Provide job generating opportunities and rehabilitation for the light industrial properties to the north of the neighborhood.

### **#14. Enterprise Zone: 30 Acres**

United Parcel Service (UPS) has recently purchased 30 acres of the Enterprise Zone to develop a package distribution hub.

### **#15. Neighborhood Commercial: 5,000 Sq Feet**

The plan proposes to develop a neighborhood scale commercial node at the intersection of McDaniel and Mary Streets; considered by many the heart of the community.

### **#16. Large Scale Commercial: 73,083 Sq Feet**

The plan proposes that the parcels at the intersection of University and Metropolitan Avenues be developed as attractive big box retail. This project proposes the rehabilitation of 36,550 sq feet of space.

### **#17. Town Home Development: 50 Units**

Development of town-homes units to create a buffer between the light industrial uses on the northern part of Stephens and the single-family neighborhood.

### **#18. Renovated Garden Style Apartments: 350 Units**

Modernization of the Civic League apartments as well as the development of part of the property as a community park.

### **#19. Senior and Market-Rate Multi-Family: 40 Senior/ 60 Market Units**

The Atlanta Development Authority is currently working on the redevelopment of the Crogman Elementary School building as a senior's affordable housing facility. In addition, the project will include a new building housing 60 market rate units.

### **#20. Town home Development: 14 units**

Fourteen 1,100 square feet new town home units proposed to support the neighborhood commercial retail just North of this area.

### **# 21-25 Single Family Rehab and Infill Areas: 349 Rehab Units 402 New**

Based on the existing condition analysis and the desire to provide more single family opportunities in the area the plan proposes the rehabilitation of 349 existing single family residences and the construction of 408 new single family homes. In addition, the plan proposes the rezoning of the single-family areas from R5 to R4B, which requires a minimum lot size of 2,800 square feet instead of the existing 7,500 square feet.



*Gideons Elementary School*



*Crogman Elementary School*



*New Single Family home*



*Pittman Park Tennis Courts*

# CIVIC IMPROVEMENTS PLAN

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## Civic Improvement Projects:

The Civic Improvements Plan describes all the redevelopment projects associated with the public environment. This includes all parks and open space projects, community gateways and streetscape improvements. The following summary lists all of the Civic Improvement Projects.

### # 26 Pittman Park: 11 Acres

Development of new athletic facilities including (4) tennis courts, (2) softball fields, a playing field and several community gathering areas and additional parking.

### # 27 Railroad Buffer: 43 acres

Develop a partnership with Norfolk Southern to create a linear green buffer between the rail right of way and the neighborhood eastern boundary.

## Streetscapes: 8 Projects

New streetscapes are envisioned for several streets to enhance the overall appearance of the public environment and make the neighborhood more pedestrian friendly. These improvements will include various combinations of new street trees, lights, banners, sidewalks, curbs, landscaping and street furniture. In a few places it might also include enhanced pedestrian crosswalks and on-street parking.

1. Rockwell Street
2. Arthur Street
3. Fletcher Street
4. Welch Street
5. McDaniel Street
6. Garibaldi Street
7. Metropolitan Avenue
8. University Avenue

## Community Gateways:

In addition to the road improvements mentioned above the Pittsburgh neighborhood defined four community gateways that would define the main entryways into the neighborhood. These will include neighborhood markers that will welcome visitors and residents to the area with landscaped areas, lighting, and opportunities for public art. Gateways are to be located at the following intersections:

1. McDaniel and Stephens
2. McDaniel and University
3. Metropolitan and Arthur
4. Metropolitan and University

## STREETSCAPES:

### 1. Rockwell Street:

Proposed to have new sidewalks, streetlights, curb, and gutter

### 2. Arthur Street:

Proposed to have new sidewalks, curb and gutter, a landscaped strip, banners and streetlights.

### 3. Fletcher Street:

Proposed to have minor repairs such as sidewalks, pedestrian lights and a landscape strip

### 4. Welch Street:

Proposed to have additional sidewalks to serve the school, streetlights and a landscape strip.

### 5. McDaniel Street:

Proposed to have new pedestrian streetlights, trees, banners, curbs and widening of the sidewalks particularly around the neighborhood commercial node.

### 6. Garibaldi Street:

Proposed to have sidewalk repair, new streetlights and a landscape strip.

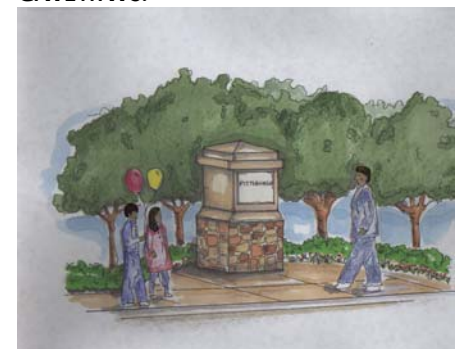
### 7. Metropolitan Avenue:

The City of Atlanta has awarded a contract for implementation of a new streetscape along Metropolitan Boulevard inclusive of wider sidewalks, pedestrian crosswalks, a landscape strip and pedestrian lights.

### 8. University Avenue:

The City of Atlanta is currently planning to widen University Avenue south of the Pittsburgh Neighborhood. The project will include a landscaped median as well as wider sidewalks.

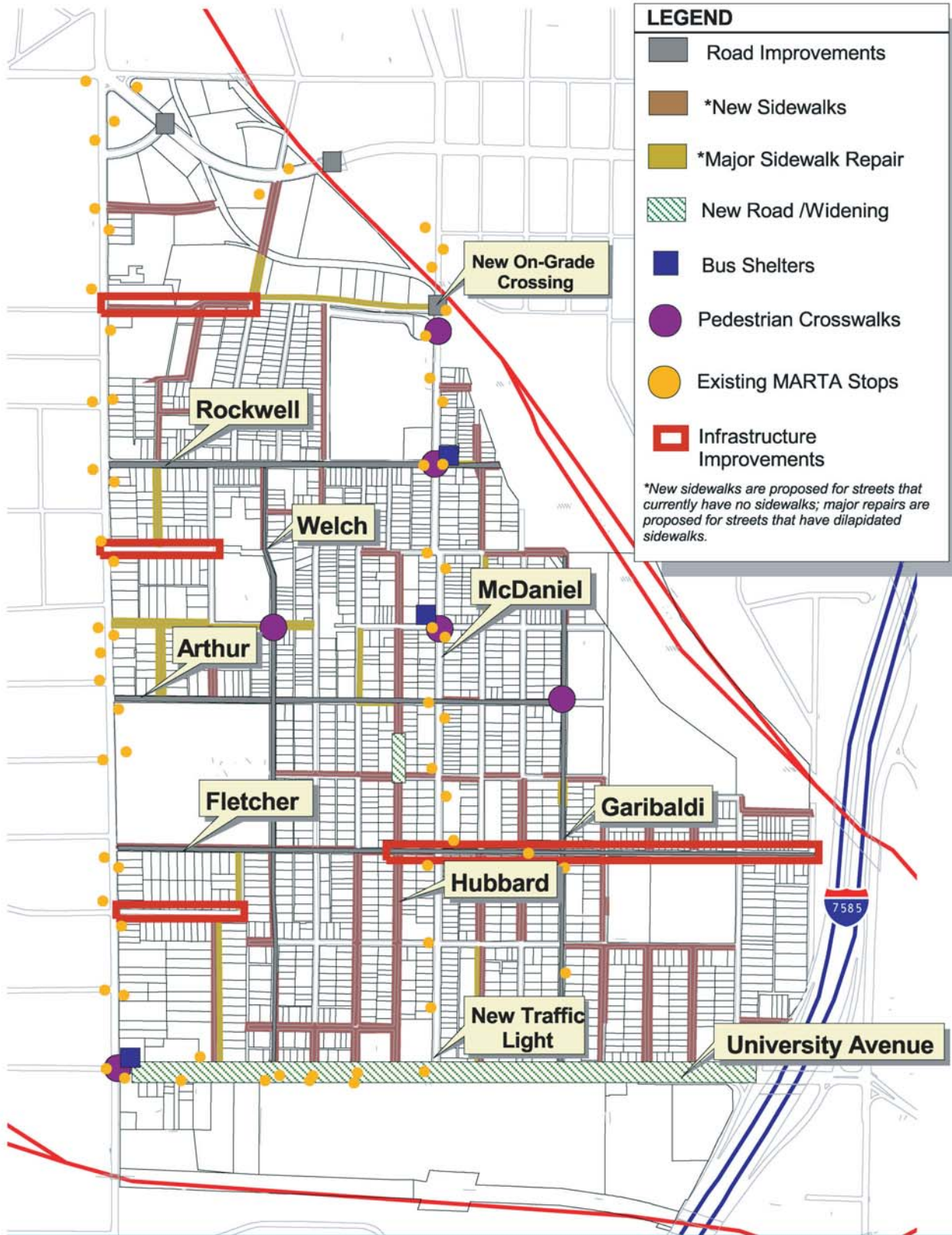
## GATEWAYS:





# TRANSPORTATION PLAN

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## Transportation Improvements:

Based on analysis of the current road structure of the neighborhood the following projects have been defined as part of the redevelopment plan. Please refer to the transportation improvements plan for the exact project location.

### Road Improvements: 15,400 Lineal Feet

There are three areas in the northern portion of the neighborhood in need of pothole repair. These are at the following intersections:

- Ralph David Abernathy and Bronner Brothers Way
- Ralph David Abernathy and Humphries
- McDaniel and Stephens

### New Sidewalks and or Major Repair: 29,700 Lineal Feet

As part of the existing conditions analysis the project team has highlighted the portions of several streets that are in need of basic sidewalk repair. Some of these streets are Christman; Humphries; Ira; Stephens; Bender; Beryl; Middle; Hubbard; Dunbar; Mayland; Rockwell; Delevan; Roy; Mary and among others.

### New Roads/ Widening:

Two areas in the neighborhood are in need of new roads. These are Hubbard (between Arthur and Delevan) and Mary (between Welch and Coleman.) In addition, the City of Atlanta is currently working on the widening of University Avenue to provide better access into the area.

### Bus Shelters: 3

The plan proposes the location of three bus shelters at the most populated zones in the area. These are proposed for the intersections of McDaniel and Rockwell (Mixed Use Development), McDaniel and Mary (Neighborhood Commercial) and University and Metropolitan (Big Box Retail).

### Pedestrian Crosswalks: 6

As part of the streetscape enhancement of the area the plan proposes the development of six pedestrian crosswalks. These are located to access the main civic institutions and high pedestrian activity areas such as Pittman Park, Gideons ES, Civic League Apartments, and Neighborhood Commercial Node.

### Infrastructure Improvements: 4,900 Lineal Feet

There are four major roads that have poor drainage, which causes them to flood during large storms. Major improvements are proposed for Stephens, Welch, Fletcher and Mayland. There is also a need for a traffic light at the intersection of McDaniel and University

## TRANSPORTATION IMPROVEMENTS:

### Road Improvements:

- RDA / Bronner Brothers Way
- RDA/ Humphries
- McDaniel / Stephens

### New Sidewalks and Major Repair:

- Christman
- Humphries
- Ira
- Stephens
- Bender
- Beryl
- Middle
- Hubbard
- Dunbar
- Mayland
- Rockwell
- Delevan
- Roy
- Mary

*(Among other minor ones)*

### New Roads:

- Hubbard from Arthur to Delevan

### Road Widening:

- University from I-75 To Metropolitan

### Bus Shelters:

- McDaniel and Rockwell
- McDaniel and Mary
- University and Metropolitan

### Pedestrian Crosswalks:

- McDaniel and Stephens
- McDaniel and Rockwell
- McDaniel and Mary
- Mary and Welch
- Arthur and Garibaldi
- University and Metropolitan

### Infrastructure Improvements:

- Stephens
- Welch
- Fletcher
- Mayland
- McDaniel *(New Traffic Light)*



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## IMPLEMENTATION OVERVIEW:

In order to fully realize the Pittsburgh Community's stated vision several underlying principles of revitalization must be followed during the urban redevelopment plan process. The implementation strategies are shaped based on a philosophy that protects and respects the community's goals, encourages sensitive use of redevelopment powers and maintains a business-like approach to public and private partnerships.

### PUBLIC-PRIVATE FUNDING MECHANISMS:

By necessity, a comprehensive system of implementation requires a purposeful approach to sharing redevelopment costs between the public and private sector in a manner that is equitable, business-like and in a way that is sustainable (i.e., not overburdening the public sector).

### Public Sector Financing & Staff Support:

The public sector will be required to be a proactive financial player throughout the implementation of this Redevelopment Plan. A strong commitment from the public sector must be sustained in the early years of implementation and will continue to be important in the areas of property acquisition, single-family housing rehabilitation and public improvements.

Some examples of programs include early housing rehab funds in low- or no-interest revolving loan programs that can be continually re-funneled across the neighborhood. In this way, the public sector will be actively supporting early rehab efforts in advance of the private market. Likewise, public sector participation in land acquisition will similarly support new private development and investment and will initially provide a mechanism for providing buyer incentives (i.e., property "write-downs").

### Private Sector Investment:

While the public sector will be expected to take a strong financial and leadership role, the private sector is expected to bear most of the cost of revitalizing the Pittsburgh community. Ultimately, without significant, market-driven private sector investment in the community, up-front public sector contributions will not be sustainable over the long run. To the extent possible, the public sector shall seek to leverage its financial and staff commitments with private investment partners. In the short term, it is likely that not-for-profit investors/developers, such as PCIA will play a key role in filling the gap in the private market. As the burden shifts to the private sector over time and as new, higher income residents enter the community (and surrounding areas), it will become increasingly important for the public sector to shift its responsibilities to protecting existing residents from over gentrification.

### Public Sector Regulatory Enhancements:

In addition to public sector funding, the public sector will be expected to provide critically needed regulatory enhancements. Chief among these are zoning modifications/variances particularly a rezoning from R5 to R4B.

*Pittsburgh Community Improvement Association/ AEZC/ City of Atlanta*

*Prepared by:*

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### PUBLIC SECTOR PARTICIPANTS:

- City of Atlanta
- Atlanta Empowerment Zone
- Atlanta Development Authority
- Fulton County
- Land Bank Authority
- Atlanta Public Schools
- Weed and Seed Program
- Neighborhood Planning Unit V

### PRIVATE SECTOR PARTICIPANTS:

- Pittsburgh Community Improvement Association
- Lending Institutions
- Private Developers
- Non-Profit Developers

### REVITALIZATION TOTALS

Actions	Quantities
New Single Family	402 Units
Renovated/ Converted Single Family	349 Units
New Multi Family	186 Units
Renovated Multi-Family	350 Units
New Renovated Commercial Retail	753,388 Sq Feet
New/ Renovated Institutional	202,550 Sq Feet
Renovated Open Space	54 Acres
Infrastructure Improvements	85,900 Lineal Feet
Civic Improvements	11 Units

### PHASE I PROJECTS 1-5 YEARS

#### Redevelopment Projects:

*\* () Numbers refer to redevelopment project map*

- Youth Services (3)
- New Gymnasium Facility (1)
- Croghan ES Renovation (4)
- Single Family Infill and Rehab (25)
- Large Scale Retail (16)
- Enterprise Zone (14)

#### Civic Improvements:

- Metropolitan Avenue Streetscape
- University Avenue Streetscape
- McDaniel Street Streetscape
- Two Community Gateways

#### Transportation Projects:

- Road Improvements
- New Sidewalk and Major Repair
- New Roads/ Widening
- Bus Shelters
- Pedestrian Crosswalks
- Infrastructure Improvements